



NYMNPA
03/12/2021

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text" value="Mr & Mrs"/> First name: <input type="text" value="Richard & Claire"/>	Title: <input type="text"/> First name: <input type="text" value="Melanie"/>
Last name: <input type="text" value="Holdsworth"/>	Last name: <input type="text" value="Edwardson"/>
Company (optional): <input type="text" value="C/o Edwardson Associates"/>	Company (optional): <input type="text" value="Edwardson Associates"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text" value="10"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text" value="Paddock House"/>
Address 1: <input type="text"/>	Address 1: <input type="text" value="Middle Street South"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text" value="Driffield"/>
County: <input type="text"/>	County: <input type="text" value="East Yorkshire"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text" value="YO25 6PT"/>

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Removal of existing sun room, construction of a single storey extension and installation of an air source heat pump.

Has the building, work or change of use already started? Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Stone	Stone	<input type="checkbox"/>	<input type="checkbox"/>
Roof	Mix of polycarbonate panels and clay pantiles	Clay pantiles	<input type="checkbox"/>	<input type="checkbox"/>
Windows	Timber	Timber	<input type="checkbox"/>	<input type="checkbox"/>
Doors	Timber	Timber	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See Drawings 001, 002, 003, 004, 101, 102 and 103, and Planing and Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage Not Applicable

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Not Applicable - No foul water proposals.

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Existing Use

Please describe the current use of the site:

Dwellinghouse

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

N/A

When did this use end (if known)?
DD/MM/YYYY

N/A

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing							Existing Housing										
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total		
		1	2	3	4+	Unknown				1	2	3	4+	Unknown			
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =										
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total		
		1	2	3	4+	Unknown				1	2	3	4+	Unknown			
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =										
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total		
		1	2	3	4+	Unknown				1	2	3	4+	Unknown			
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =										
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total		
		1	2	3	4+	Unknown				1	2	3	4+	Unknown			
Houses	<input type="checkbox"/>							Houses	<input type="checkbox"/>								
Flats and maisonettes	<input type="checkbox"/>							Flats and maisonettes	<input type="checkbox"/>								
Live-work units	<input type="checkbox"/>							Live-work units	<input type="checkbox"/>								
Cluster flats	<input type="checkbox"/>							Cluster flats	<input type="checkbox"/>								
Sheltered housing	<input type="checkbox"/>							Sheltered housing	<input type="checkbox"/>								
Bedsit/studios	<input type="checkbox"/>							Bedsit/studios	<input type="checkbox"/>								
Unknown type	<input type="checkbox"/>							Unknown type	<input type="checkbox"/>								
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =										
Total proposed residential units (A + B + C + D) =							Total existing residential units (E + F + G + H) =										

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): N/A

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11/11/2021

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11/11/2021

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The correct fee: £206

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Validation Checklist

Planning Permission – Non Householder Applications



To ensure that the Planning Officer dealing with your planning application has a complete picture on which to base their judgments and to ensure proper public consideration, the following information is required at application submission stage. Failure to supply the required information with a planning application submission will delay a decision on the proposal as the statutory determination period will not begin until the required information is submitted and the validation requirements fulfilled.

Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

Standard National Validation Requirements

(Three copies are to be supplied unless the application is submitted electronically)

- | | | |
|--|---|-----------------------------|
| Completed Application Form with Signed and Dated Declaration | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Completed Certificate of Ownership A, B, C or D (only one to be completed) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Completed Agricultural Holdings Certificate A or B (only one to be completed) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Location Plan based on an up-to-date map, to a recognised scale i.e. 1:2500 or 1:1250 with a north arrow labelled and with your application development site edged in red and any other land in your ownership edged in blue. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Existing and Proposed Site Layout Plans to a recognised scale i.e. 1:100, 1:200 or 1:500 with a north arrow labelled. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Existing and Proposed Elevations to a recognised scale i.e. 1:50 or 1:100. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Existing and Proposed Floor Plans to a recognised scale i.e. 1:50 or 1:100. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Existing and Proposed Roof Plans (if the proposal alters the existing roof) to a recognised scale i.e. 1:50 or 1:100. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Existing and Proposed Sections and Finished Floor Levels to a recognised scale which is no less than 1:100. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Design and Access Statement
Please see Design and Access Statement Guidance Note for further information. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

Application Fee Please see the Authority's Fee Sheet for further information.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Environmental Impact Assessment (if applicable)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Standard Local Validation Requirements (Three copies are to be supplied unless the application is submitted electronically)		
Bat Scoping Survey to ensure that nature conservation interests are not unduly affected by the development. Please see Planning Advice Note 2 (Planning and Biodiversity) for further information.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Flood Risk Assessments/Sequential Test to ensure that the implications of flooding are satisfactorily addressed. For further advice please contact the Environment Agency on 01904 692296 or see their website www.environment-agency.gov.uk	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Tree Survey/Arboricultural Assessment to ensure tree preservation issues are properly addressed. Please see Design Guide Part 3: Trees and Landscape for further information.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Structural Survey prepared by a suitably qualified structural engineer in order to ensure that the building is structurally sound and capable of conversion without the need for significant rebuilding and/or alterations.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Statement of Agricultural Need in order to assess whether the need to live on the site is essential.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Affordable Housing Statement which sets out what the latest Housing Needs Survey for the locality indicates and which provides an explanation of how the scheme meets that need together with details of how the occupancy of the properties will be maintained in perpetuity as 'affordable housing'. Please see the Housing Supplementary Planning Document for further advice and the relevant proformas.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Local Occupancy Proforma (in relation to schemes for new build dwellings/conversions to dwellings for sale under Core Policy J) which sets out the local need for the dwelling. Please see the Housing Supplementary Planning Document for further advice and the relevant proformas.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Heritage Statement with appropriate mitigation necessary to ensure conservation issues are properly addressed. Please see Heritage Statement Guidance Note for further information.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Further additional information may be requested; however this will not delay the validation of your planning application but may be required prior to a decision being made.

Examples of which are as follows:

- Non Mains Drainage Form
- The access from the publicly maintainable highway to the development site shown on the location plan edged in red
- For residential developments of five or more houses (new build or conversion) and other uses of 200 square metres or more, details of how it is intended to displace 10% of predicted CO2 emissions to address Core Policy D of the NYM Local Development Framework.

Please see the Renewable Energy Supplementary Planning Document for further advice and the relevant proformas.

Please do not hesitate to contact the Development Management Administration Team if you require further assistance.

Guidance Notes

Planning Permission Other Than Householder Applications



These notes have been written to help you with the submission of your planning application.

Application Forms

Please submit three copies ensuring that all parts of the form are completed and the declaration is signed and dated unless submitted via the Planning Portal.

Certificate of Ownership

Certificate A - should be completed when the applicant is the sole owner of the land subject to the application or has a lease with at least seven years to run.

Certificate B - should be completed when the land has shared ownership or if another person other than the applicant owns the land. Notice(s) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given.

Certificate C - should be completed when one or some of the owners are known but others cannot be identified. Notice(s) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given and/or published in accordance with this Article.

Certificate D - should be completed when none of the owners are known. Notice(s) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 must be given and/or published in accordance with this Article.

Agricultural Holdings Certificate

You must complete either A or B. If part B has been completed, notice must be served on all tenants of the land in question with the tenant's name, address and the date notice has been served on them included. If there are no tenants this must be stated.

Location Plan

This plan should be an up-to-date map at an identified scale (i.e. 1:1250 and 1:2500) with the north arrow labelled. The plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the development site is clear. The plan should show the application development site edged in red and any other land in your ownership edged in blue.

The following companies provide ordnance survey location plans at a charge, however you may wish to source your own company as there may be others available:

Fox's Copy Centre
21 Market Place
Thirsk
North Yorkshire
YO7 1HD
Phone: 01845 523268
Email: foxscopy@btconnet.com

York Survey Supply Centre
Prospect House
George Caley Drive
York
YO30 4XE
Phone: 01904 692723
Email: sales@yorksurvey.co.uk

Existing and Proposed Site Layout Plans

This is to allow neighbours to view the plans at a larger scale, identifying the position of buildings within the site in relation to their own properties. It can be difficult to assess the potential implications that the proposal might have at a smaller scale. The plan should be to scale i.e. 1:100, 1:200 or 1:500, with a north arrow labelled, showing the site in relation to existing buildings and site boundaries. It should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings.

Other Drawings Relevant to the Application

Detailed drawings must be submitted to scale i.e. 1:100 or larger showing elevations, cross sections, floor plans and layouts of the proposed works together with existing and proposed ground levels and floor levels. Drawings shall include both existing and proposed details. It is a legal requirement that all measurements must be in metric and not imperial form. Any drawing submitted using solely imperial measurements will not be accepted and will be returned for metric conversion.

Important Information

The plans submitted as part of any application considered by the Planning Committee will be scanned and possibly used in a PowerPoint presentation of the scheme. It is essential, therefore, that the plans are sufficiently clear so that the details of the proposal can be easily seen when projected onto the screen.

If the plans are not clear resulting from, for example, discoloured paper or particularly fine line drawings it may be difficult for Members of the Committee to appreciate fully the details of the scheme which could result in a delay in the determination of an application if Members consider it appropriate to seek further clarification of aspects of the development proposed. Please try to ensure that submitted plans are clear and that they meet the requirements set out in this Guidance Note.

Design and Access Statement

Design and Access Statements are documents that explain why you have submitted your proposals in the way you have, how it will be accessible to all, what the thinking is behind your scheme and how you have arrived at the design/layout of the development. They will vary in length and complexity according to the nature of the development. They need not be long and unduly complex and you may want to include diagrams, sketches, photographs etc. to help illustrate your points. Statements should not be produced retrospectively to try to justify a pre-designed scheme; they are intended to be a working document which explains how the development's context has been understood before the design is drafted. Statements will be public documents; therefore they should be clear and easy to understand.

Application Fee

Please see the Authority's Fee Sheet for further information.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations (2011) set out the circumstances in which an Environmental Impact Assessment (EIA) is required.

Where EIA is required, an Environmental Statement in the form set out in Schedule 4 to the Regulations must be provided. Where EIA is not required, the Local Planning Authority may still require environmental information to be provided. An applicant may request a 'Screening Opinion' (i.e. to determine whether EIA is required) from the Planning Authority before submitting the application.

Bat Scoping Survey

Applications for conversions of barns to a new use where the roof is substantially in place, demolition of houses/barns/significant buildings (when pre WW1) where planning permission is needed, significant works to bridges/kilns/caves/tunnels or other similar structures and erection of wind turbines within 50 metres of a building, woodland or linear feature, or where there is evidence of bats on or close by the site require the submission of a Bat Scoping Survey to ensure that nature conservation interests are not unduly affected by the development.

Please see Planning Advice Note 2 (Planning and Biodiversity) for further information.

Flood Risk Assessments/Sequential Test

This is required to ensure that the implications of flooding are satisfactorily addressed. Flood Risk Assessments/Sequential Tests should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.

For further advice please contact the Environment Agency on 01904 692296 or see their website www.environment-agency.gov.uk

Tree Survey/Arboricultural Assessment

Where there are trees within the application site, or adjacent to it that could influence or be affected by the development (including street trees); information will be required on which trees are to be retained and on the means of protecting these trees during construction works. A suitably qualified and experienced arboriculturalist should prepare this information. The information provided with the application must be in accordance with British Standard 5837 (2012) Recommendation for Tree Work.

Please see the Authority's Design Guide Part 3: Trees and Landscape for further information.

Structural Survey

Applications for the conversion of traditional buildings require the submission of a Structural Survey prepared by a suitably qualified structural engineer in order to ensure that the building is structurally sound and capable of conversion without the need for significant rebuilding and/or alterations.

Statement of Agricultural Need

Applications for construction of a dwelling or conversion to a dwelling to be occupied by person(s) in farming, forestry or other land management activities in open countryside require the submission of a Statement of Need to demonstrate that there is a genuine need for the accommodation proposed which is essential to the efficient functioning of the unit (i.e. that there is a need for one or more full-time workers, primarily employed in agriculture, to be readily available at most times) and that such a functional need could not be fulfilled by the adaption or extension of another dwelling on the unit, through the conversion of a traditional building on the unit or any other accommodation in the area which is suitable and available. As well as demonstrating a functional need, the report must demonstrate that the enterprise, to which the functional need relates, is profitable, has been established for at least three years and is likely to remain so.

Affordable Housing Statement

Applications for or which include an element of affordable housing require the submission of an Affordable Housing Statement which sets out what the latest Housing Needs Survey for the locality indicates and which provides an explanation of how the scheme meets that need together with details of how the occupancy of the properties will be maintained in perpetuity as 'affordable housing'.

Local Occupancy Proforma

Applications for schemes which involve the provision of 'local occupancy' dwellings/accommodation (except local occupancy letting) under Core Policy J require the submission of evidence of the need for the dwelling. This should involve details of the intended occupier, how they meet the local occupancy condition and why their needs cannot be met by the existing housing stock.

Heritage Statement

Applications for Listed Building consent and for applications for planning permission where these affect a Listed Building, Conservation Area, Registered Park and Garden or Scheduled Monument (all forms of statutorily designated heritage assets) require the submission of a proportionate Heritage Statement with appropriate mitigation necessary to ensure conservation issues are properly addressed. A Heritage Statement may also be required for applications that affect undesignated heritage assets.

